

CERTIFIED

THE CORPORATION OF THE DISTRICT OF SURREY

BY-LAW NO. 11212

A By-law to amend "Surrey Zoning By-law,
1979, No. 5942."
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THE MUNICIPAL COUNCIL of The Corporation of the District of
Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

1. "Surrey Zoning By-law, 1979, No. 5942," as amended, is hereby further amended, pursuant to the provisions of Section 963 of the "Municipal Act," and the classification of the following parcels of land, presently shown upon the maps designated as the "Zoning Maps" and marked as Schedule "A" under PART III of the said By-law No. 5942, is hereby amended as follows:

FROM "FAMILY RESIDENTIAL ZONE (R-F)"
TO "COMPREHENSIVE DEVELOPMENT ZONE (C-D)"

Lot 1, Section 14, Township 1, New
Westminster District, Plan 71395

(15318 - 20 Avenue)

(all of which is hereinafter referred to as
"the land" and "the site")

2. The following regulations shall apply to the land herein:

A. INTENT

This Comprehensive Development Zone is intended to accommodate and regulate the development of an Assembly Hall and related facilities.

B. PERMITTED USES

The land and structures shall be used for the following uses only or a combination of such uses:

1. Assembly halls and accessory office uses, limited to charitable registered non-profit societies.

C. LAND DEVELOPMENT

Notwithstanding any other provision of this zone, the uses permitted by Section B shall be conditional upon the immediate availability and adequacy of those Municipal facilities and services hereinafter set forth to serve each parcel of land and each unit of every building, structure to be erected or placed and any use to be carried on thereon. No use of land and no use of any building or structure thereon shall be deemed to be authorized by Section B of this By-law, and all uses otherwise permitted by this By-law are hereby prohibited unless and until all the following services and facilities have been provided and are immediately available and are adequate therefore to the standards set out as follows:

- (a) Sanitary sewer, waterworks and drainage works to the standards for the R-F Zone set out in "Surrey Subdivision and Development By-law, 1986, No. 8830" and amendments thereto as applicable.
- (b) All highways abutting and serving the land including boulevards, street lighting, underground wiring, sidewalks and transit service facilities to the standards for the R-F Zone set out "in Surrey Subdivision and Development By-law, 1986, No. 8830" and amendments thereto as applicable.

D. DENSITY

The maximum density shall not exceed a floor area ratio of

(0.48) zero decimal four-eight. For the purpose of this section, and notwithstanding the definition of floor area ratio in Part I of Surrey Zoning By-law No. 5942, all covered areas used for parking shall be used in the calculation of floor area ratio.

E. SITE COVERAGE

The maximum site coverage shall be thirty three (33) per cent.

F. HEIGHT OF STRUCTURE

1. Principal buildings: The height of principal buildings shall not exceed two (2) storeys and ten (10) metres [33 feet].
2. Accessory buildings: The height of accessory buildings shall not exceed one (1) storey and four (4) metres [12 feet].

G. YARDS AND SETBACKS

Buildings and structures shall be situated as follows:

- (a) Front setback: The minimum front setback shall be seven decimal five (7.5) metres [25 ft].
 - (b) Rear setback: The minimum rear setback shall be seven decimal five (7.5) metres [25 ft].
 - (c) Side setback: The minimum side setback shall be one decimal eight (1.8) metres [6 ft].
2. Accessory buildings and structures including a garage for the storage of not more than three (3) vehicles shall be situated as hereinafter set forth:

(a) Accessory buildings and structures including a garage for the storage of not more than three (3) vehicles shall be situated as hereinafter set forth:

(a) Front setback: The minimum front setback shall be eighteen (18) metres [60 ft].

(b) Side setback: The minimum side setback shall be one (1) metre [3 ft].

(c) Rear setback: The minimum rear setback shall be one decimal eight (1.8) metres [6 ft].

H. OFF-STREET PARKING REQUIREMENTS

The minimum number of off-street parking spaces to be provided shall be seven (7). Of these, one (1) space shall be marked and designated for disabled parking.

If expansion of the principle building is required additional parking spaces shall be based upon the following:

(a) One parking space for each additional 100 square feet of building.

I. LANDSCAPING

Any building or structure being erected, enlarged or increased in capacity shall make provision for landscaping as hereinafter set forth:

1. Screen planting at least one decimal five (1.5) metres [5 ft.] high and/or a solid decorative fence shall be provided along all lot lines separating the developed portion of the site from any residential lot.

2. A continuous landscaping strip not less than three (3) metres [10 ft.] wide shall be provided along the developed portion of each side of the site which abuts a public highway. This landscaping strip need not have a net area exceeding ten (10) percent of the developed site area, and may be interrupted at boulevard crossings, or to provide necessary pedestrian access for entering a building.

J. GENERAL PROVISIONS

The provisions of Parts I, II, IV, V (only Subsection A.1(a)), VI, and IX of "Surrey Zoning By-law, 1979, No. 5942," as amended, shall apply to the development of this site as are relevant and non-contradictory with the specific provision of this by-law.

K. DEVELOPMENT COST CHARGES

Development cost charges for the office or studio portion of this development shall be payable and calculated in accordance with those that apply to the Assembly Hall (PA) Zone as set forth in "Surrey Development Cost Charge By-law No. 7996" and amendments thereto.

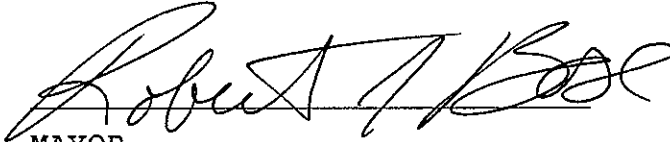
3. This By-law shall be cited as "Surrey Zoning By-law, 1979, No. 5942, Amendment By-law, 1992, No. 11212.

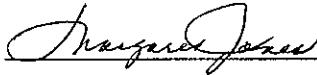
READ A FIRST AND SECOND ON THE 24th day of February, 1992.

PUBLIC HEARING HELD thereon on the 13th day of April, 1992.

READ A THIRD TIME ON THE 27th day April, 1992.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 27th day of April, 1992.


MAYOR


CLERK - DEPUTY

BLW1387